

FOR SALE

160 ACRES CRP

L1549

LINCOLN COUNTY, COLORADO



LOCATION: From Arriba, CO take CR 43 South 6 miles. Head East on CR 3b for 5 miles to CR 48. You will be at the SW corner of the property. (See attached map)

LEGALS: Township 10 South, Ranger 52 West, Section 1: SW4

ACREAGE: 161.5 +/- FSA acres

MINERALS: None.

WATER: None.

POSSESSION: At closing.

TAXES: The 2018 taxes will be paid by the Seller, 2019 taxes will be prorated to the date of closing.

CRP INFO:

Acres Enrolled	Expiration	Rate/Acre	Annual Payment
160.8	9/30/2022	\$43.01	\$6,916.00

PRICE: \$112,560.00

2018 TAXES: \$468.68

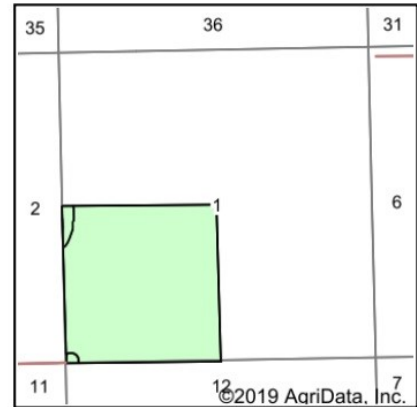
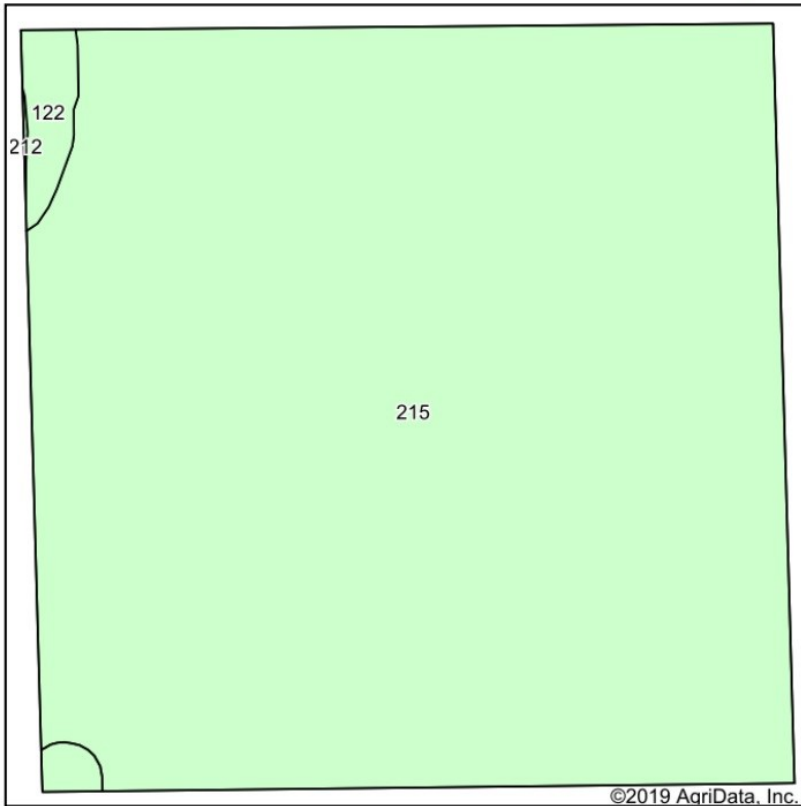


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Larry J. Hostetler, Managing Broker,
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State: **Colorado**
 County: **Lincoln**
 Location: **1-10S-52W**
 Township: **Hugo**
 Acres: **161.5**
 Date: **9/6/2019**

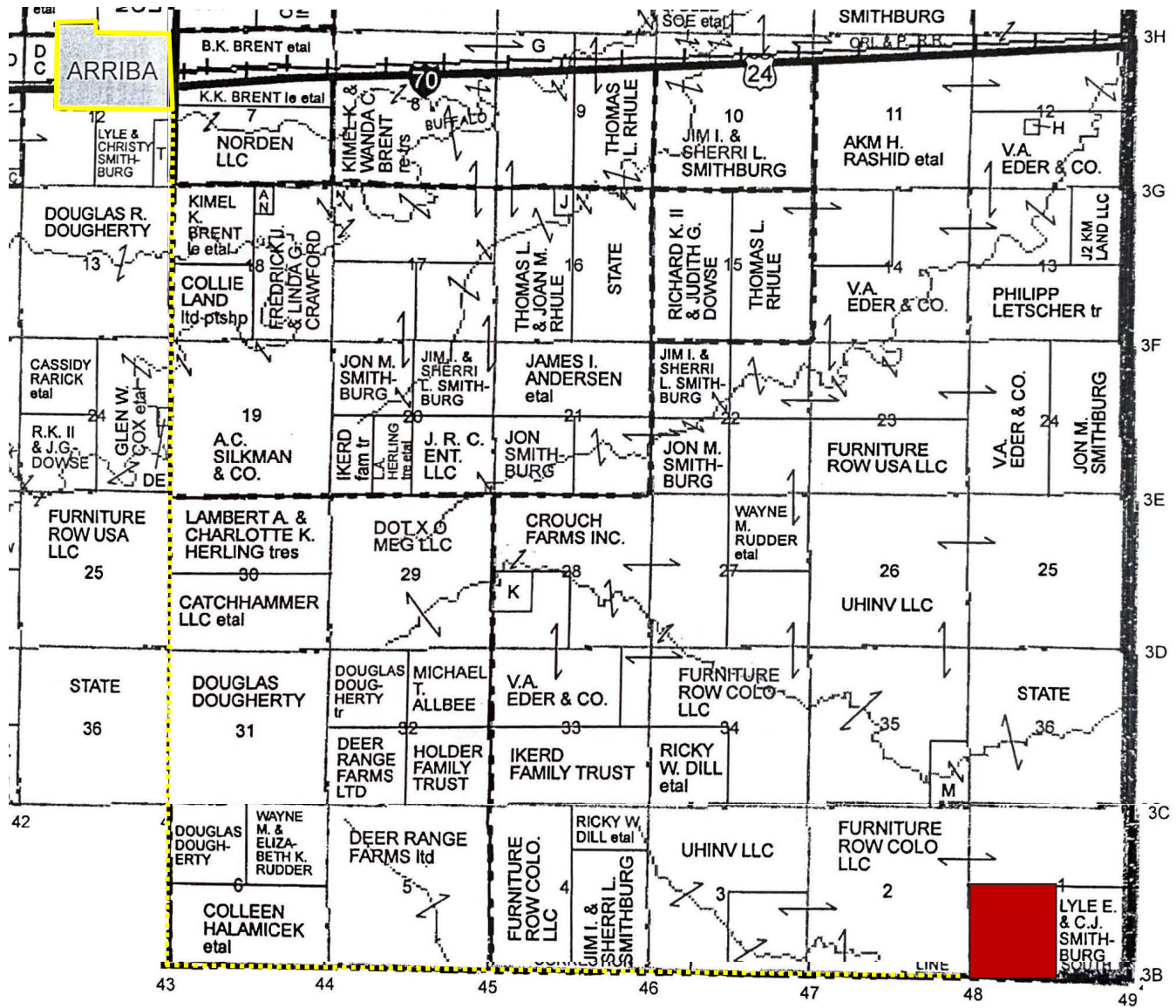
Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: CO073, Soil Area Version: 16											
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Annual hay crop	Grain sorghum	Millet	Sorghum hay	Wheat	*n NCCPI Soybeans
215	Wiley silt loam, 0 to 3 percent slopes	159.02	98.5%	IIIe		1.5	20	27	1	30	34
122	Colby-Weld silt loams, 1 to 5 percent slopes	2.41	1.5%	VIe	VIe						40
212	Wages-Karval complex, 6 to 15 percent slopes	0.07	0.0%	VIe							22
Weighted Average						1.5	19.7	26.6	1	29.5	*n 34.1



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